

## RETAIL UNIT

- > POPULAR DEESIDE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SIZE – 29.32 SQM (315 SQFT)
- > RENTAL – £7,000 PER ANNUM

TO LET

**STATION SQUARE, ABOYNE, AB34 5HX**

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**LOCATION**

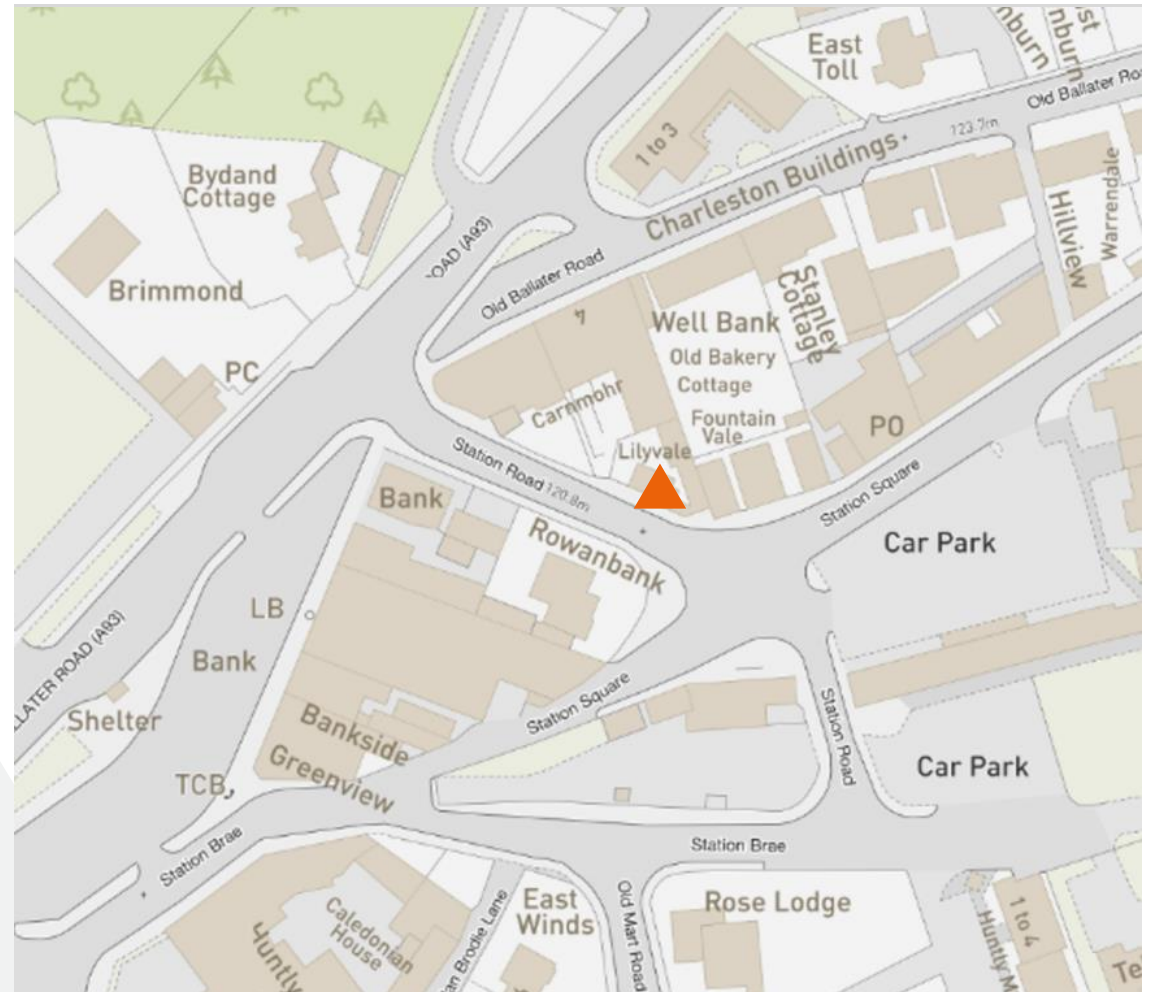
The property is located within the popular village of Aboyne, which stands approximately 30 miles west of Aberdeen City. Aboyne forms part of Royal Deeside and is situated on the main A93 roadway which carries traffic in a westerly direction from Aberdeen City through Banchory towards Aboyne, Ballater and Braemar.

The premises are located on Station Road within the established Aboyne Station Square thoroughfare, with nearby occupiers including: Millionhairs salon, John Troup Butchers and Spider on a Bicycle Café. Free car parking is also available nearby.

**DESCRIPTION**

The subjects comprise of a single storey stonework construction building with a slate cross gabled roof and a side extension. The extension has a corrugated PVC roof and is of harled concrete blockwork design to the rear whilst the front is of stonework. The timber framed windows and glazed pedestrian doorway provide the property with natural light.

Internally, the premises is laid out to provide a main sales area and private treatment room, with staff welfare and W.C. facilities located in the extension. Lighting is provided by a mixture of spot, recessed modular and wall light fittings, whilst heating is provided by electric heating.



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	29.32	315
<b>Total</b>	<b>29.32</b>	<b>315</b>

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**RENTAL**

£7,000 Per Annum

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of "G".

Further information and a recommendations report are available to seriously interested parties upon request.

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £3,500 per annum.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queen's Road, Aberdeen, AB15 4ZN  
**Shona Boyd**, [Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk) 01224 202814 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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